

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

233/158 SMITH STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$479,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

211/51 NAPOLEON STREET COLLINGWOOD VIC 3066	\$455,000	30-Jun-21
424/158 SMITH STREET COLLINGWOOD VIC 3066	\$490,000	13-May-21
301/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$451,000	07-May-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 11 March 2022



**211/51 NAPOLEON STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$455,000** Sold Date **30-Jun-21**

Distance -



**424/158 SMITH STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$490,000** Sold Date **13-May-21**

Distance -



**301/31 NAPOLEON STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$451,000** Sold Date **07-May-21**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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